










Offers Over
£180,000

4/7 Tertgalia Street

Sighthill | Edinburgh | EH11 4FQ

This impressive, beautifully presented top floor apartment forms part of a select modern development, quietly positioned within a quiet cul-de-sac setting within easy access to a range of nearby amenities including Hermiston Gait Retail Park and Gyle Shopping Centre, as well as frequent transport links directly into the city centre or to the airport.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Resident's parking
-  EPC Rating – B
-  Council Tax Band - C



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the first time buyer/couple or investor and merits internal viewing to be fully appreciated. Enjoying pleasant open aspects and an abundance of natural light, the property comprises; entrance hall with good storage provisions. There is an attractive and spacious rear-facing reception room providing adequate space for dining table and chairs and featuring a UPVC door opening to Juliette balcony. Opening from the reception room is a contemporary, fully integrated kitchen with ample wall and base units and complementary worktops incorporating the built-in gas hob, electric oven and hood. The well presented double bedroom enjoys a south-facing aspect with Juliette balcony and views towards the Pentland Hills. In addition, the bedroom also benefits from built-in wardrobes providing excellent storage facilities. Lastly the modern bathroom comprises of a white three piece suite with main shower over bath. Further benefits include a secure entryphone system, gas central heating and double glazing.



Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the gas hob, electric oven and hood, integrated fridge/freezer, integrated washing machine and integrated dishwasher.

Gardens, Parking and Factor

There are well maintained communal gardens within the development as well as a sizeable communal bike store and separate bin store. For the car user, residents parking is available to the front. The development is maintained by the factor Ross and Liddell with an approx. fee of £80 per month payable for the upkeep of the communal area and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





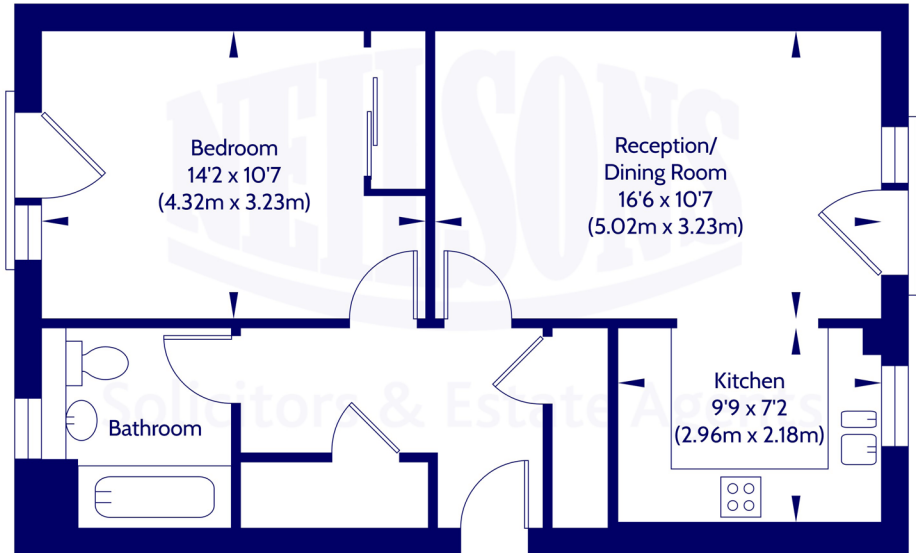
Location

The property is situated in the well-established and popular Sighthill area, to the west of Edinburgh's city centre. This convenient location offers a wide variety of local amenities, including a selection of independent shops and services catering to the surrounding community. For more extensive retail options, residents can easily access the nearby Wester Hailes Centre, while the Westside Plaza offers excellent leisure facilities, including a multi-screen cinema. The Gyle Shopping Centre and Hermiston Gait Retail Park are also within easy reach, providing access to a wider range of high street retailers, supermarkets, and dining options. The area is particularly well-suited for students, with Edinburgh Napier University, Edinburgh College (Sighthill Campus), and Heriot-Watt University's Riccarton Campus all close by. Sighthill is also ideally located for commuters, with quick access to Edinburgh Business Park and the Royal Bank of Scotland's headquarters at Gogar. Excellent public transport links—including regular bus and tram services—connect the area to the city centre and beyond, while the city bypass and major motorway routes are just a short drive away, ensuring ease of travel throughout the region.



Approx. Gross Internal Floor Area 52 Sq M / 564 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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